

Interior Posting Requirements – The Placer County Good Neighbor Flyer shall be posted within the interior of the rental in a visual location. The posting must contain the local contact person’s phone number, emergency evacuation information and a notice of financial penalties for violations.

Visible Address – The property’s address must be visible from the street.

Emergency Communications – A telephone land-line, Voice Over Internet Protocol or a monitored alarm system must be available in homes with poor cellular service.

Fire Inspections – A life safety fire inspection every three years by the local fire department to ensure the rental complies with requirements related to fire extinguishers, smoke and carbon monoxide alarms, emergency communications, fireplaces, grills and barbecues.

Fire – Guests are prohibited from having open fire pits, bonfires or campfires.



Grills and Barbeques – Charcoal grills of any type are prohibited but gas grills and barbeques are permitted outside if they are located at least 10 feet from a structure or flammable source.

Camping – Overnight camping and recreational vehicles are not allowed on the property.

Special Events – A county permit must be obtained to host an event that has the potential to cause noise, traffic and parking problems.

Subletting – Guests are prohibited from subletting a short-term rental.

Deed Restrictions – A property with a deed restriction or agreement restricting its use cannot be used as a short-term rental.

Violations

The fine for a code violation is up to \$500 per day for each violation in the first citation and up to \$1,000 per day for each violation in the second citation. A second citation is one that occurs within the same 12-month period as the first citation. Placer County Code Compliance may deny, revoke or suspend a short-term rental permit. Please refer to the ordinance for details regarding non-compliance.

Appeal

An appeal of a penalty or decision on a permit application may be filed in writing within 10 calendar days of the notification. Written appeals can be sent to 775 North Lake Boulevard, Tahoe City, CA 96145 or emailed to str@placer.ca.gov.



Helpline

A short-term rental helpline has been established for residents and guests who would like to register a complaint regarding a short-term rental ordinance violation.

Please contact our 24/7 hotline at 530-448-8003 or visit www.hostcompliance.com/tips.



Short-Term Rental Program

775 North Lake Boulevard
Tahoe City, CA 96145
530-581-6234
placer.ca.gov/str



A PROPERTY OWNER’S GUIDE

Protecting Health and Safety

Placer County recently established a Short-Term Rental ordinance in response to the growing number of vacation rentals in the Lake Tahoe Basin and unincorporated eastern Placer County. While vacation rentals have been a staple for years, their surge in popularity has created some compatibility issues within established residential neighborhoods. The purpose of the ordinance is to implement a permit and inspection program to ensure health and safety standards are established for short-term rentals. The ordinance is in effect as of Jan. 1, 2020.



Permits

All short-term rentals in eastern Placer County that are located above the 5,000-foot elevation must have a permit to operate along with a Transient Occupancy Tax (TOT) certificate. March 31 of each year is the deadline for property owners to apply, and that authority may be delegated to an agent with written permission. The county created a web-site to conveniently guide you through the simple online process of registering as well as submitting taxes and fees.

<https://safe.hostcompliance.com/tips/route>

Permit Requirements

- Property owner and/or agent contact info
- Name and telephone number of local contact person with 24-hour access
- Property’s address and parcel number
- Rental unit type (condo, home, etc.)
- Number of bedrooms
- Maximum occupancy number
- Total number of on-site parking spaces.
- Proof of garbage service and total number of trash receptacles (a bear bin must be installed by March 31, 2021 for renewal eligibility)
- A current TOT certificate or application for a TOT certificate
- Number and location of fire extinguishers, smoke and carbon monoxide alarms
- Safety Self-Certification Form
- Formal acknowledgment of standards



Maximum Occupancy

Maximum occupancy is defined as two people per bedroom, plus two additional people, excluding children under 16 years of age. A “bedroom” means a room containing a minimum of 70 square feet that meets all requirements of the California Residential Code and contains a window or opening for emergency egress structures. Please make sure a BBQ is at least ten feet away from structures or combustibles and remember no charcoal BBQs.

Renewal

Renewal of the 12-month permit must occur prior to the expiration date unless revoked or suspended earlier. The permit and renewal fees are non-refundable. To be eligible for renewal the unit must have a bear bin installed by March 31, 2021.

Permit Exemptions

Timeshares, hotels, motels and existing resorts are exempt from the permit requirements provided that the lodging facility has an existing permit, business license and current TOT certification. A short-term rental within a homeowner’s association and single-family dwellings within resorts may be exempt from the permit requirement if there are standards in place to effectively govern noise, parking and trash. The formal request for exemption must be in writing and approved by the county. All exemptions should be submitted by March 31 of each year to the Community Development Resource Center at 775 North Lake Boulevard, Tahoe City, CA 96145 or emailed to str@placer.ca.gov.



Property Management

A participating property management company must be a state licensed realtor/manager to request inspections, pay the permit/renewal fees and the TOT (Transient Occupancy Tax).

Standards

Property owners are responsible for reviewing the entire short-term rental ordinance, but the following standards provide an abbreviated version:

Property Owner’s Responsibility – It is the responsibility of the property owner to prevent nuisance behavior and maintain neighborhood peace and quiet.

Local Contact – A local contact person must be personally available by telephone on a 24-hour basis with the ability to be physically present at the rental within one hour of being contacted by code compliance, the Placer County Sheriff’s Office or the guest(s).

Parking – On-site parking must be provided, or an off-site parking plan needs to be submitted for county approval if no on-site parking is available.

Noise – Nighttime noise limits are from 10 p.m. to 7 a.m. and must be posted within the rental.



Trash and Refuse – Weekly trash collection must be provided, and guests are prohibited from accumulating trash outside unless it is deposited in a proper “animal proof” enclosure such as a bear bin.

Pets – Pets must remain secured on the property or controlled on a leash while walking in the neighborhood.